

AMENDMENT

In the Claims

Please amend the Claims as shown below.

1. (Currently Amended) A computing system for enabling a lease transaction for real property in an on-line computing environment, comprising:

a property management services server hosting a leasing ~~program~~ software module for enabling the lease transaction;

at least one database, coupled to said property management services server, storing real estate property-related data, including property comparables data, for a plurality of real estate properties;

a plurality of client computers, coupled to said property management services server, each operable by users to input predetermined information about a selected real estate property into said leasing ~~program~~ software module in support of the lease transaction for the selected real estate property,

wherein, responsive to receiving the predetermined information about the selected real estate property, said leasing ~~program~~ software module accesses the property-related data on one of said at least one database to obtain comparables data relevant to the selected real estate property, populates a lease agreement based on the predetermined information about the selected real estate property comprising predetermined information from an owner of the selected real estate property, and presents the populated lease agreement and the comparables data; and

wherein, said leasing ~~program~~ software module, responsive to receiving a request from one of the plurality of client computers, provides site visit agent information stored in the database to the one of the plurality of client computers based on the selected real estate property.

2. (Previously Amended) The system of claim 1, wherein said client computers comprise one or more of

a tenant client computer operable by a tenant to support evaluating the selected real estate property for a potential lease;

a lender client computer operable by a lender to support property financing requirements for the selected real estate property;

a site visit agent client computer operable by a site visit agent to support on-site property review and analysis of the selected real estate property;

a property specialist client computer operable by a property specialist to provide property-related expertise in connection with the selected real estate property; and

a deal agent client computer operable by a deal agent to screen, negotiate, and close property-related transactions in connection with the selected real estate property.

3. (Previously Amended) The system of claim 2, wherein the property specialist client computer is operable by a property specialist comprising one of a property appraisal specialist, a property engineering specialist, and a property environmental specialist.

4-5. (Canceled)

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6. (Currently Amended) A computer-implemented method for conducting a lease transaction for real estate property in a distributed computer network environment, comprising the steps of:

storing owner property characteristics for a plurality of owner real estate properties in an electronic database;

defining a tenant's property requirements for leasing a real estate property using a software module operating on a property services server;

identifying with the software module a matching owner property from one of the owner real estate properties, the matching owner property comprising owner property characteristics that match the tenant's property requirements;

publishing with the software module the matching owner property that matches the tenant's property requirements;

creating a lease agreement for the matching owner property by populating the owner property characteristics for the matching owner property into a form lease agreement comprising lease terms and legal provisions;

publishing the created lease agreement for review by a tenant and an owner;

storing information in the electronic database for a plurality of site visit agents that support on-site property review and analysis of real estate properties; and

selecting a site visit agent, based on the stored information, to perform an on-site property review and analysis of the matching owner property by performing one or more of the activities selected from a group comprising showing the matching owner property, suggesting configuration alternatives, and estimating build-out costs.

7-9. (Canceled)

10. (Currently Amended) The method of claim 6, further comprising the steps of:
~~creating a lease agreement for the matching owner property by populating the owner property characteristics for the matching owner property into a form lease agreement comprising lease terms and legal provisions;~~
~~publishing the created lease agreement for review by a tenant and an owner;~~
allowing the tenant and the owner to revise the lease agreement via the distributed computer network; and
allowing the tenant and the owner to execute the lease agreement via the distributed computer network.

11. (Previously Amended) The method of claim 6, further comprising the steps of:
allowing the tenant to make an offer via the distributed computer network to lease the matching owner property;
allowing an owner of the matching owner property to accept the offer via the distributed computer network; and
allowing the tenant and the owner to modify the offer via the distributed computer network.

12-14. (Canceled)

15. (Previously Presented) The system of claim 1, wherein said at least one database comprises a local database maintained by a party responsible for said property management services server.

16. (Previously Presented) The system of claim 1, wherein said at least one database comprises a remote database maintained by a party other than a party responsible for said property management services server.

17. (Previously Amended) The system of claim 1, wherein said property management services server is operable to store information about a plurality of site visit agents that support on-site property review and analysis of the selected real estate property, and wherein a tenant can select one of the site visit agents from the information stored on the property management services server to support the lease transaction.

18. (Previously Amended) The system of claim 1, wherein said property management services server is operable to store information about a plurality of deal agents that screen, negotiate, and close property-related transactions, and wherein a tenant can select one of the deal agents from the information stored on the property management services server to support the lease transaction.

19. (Previously Amended) The system of claim 1, wherein said property management services server is operable to store information about a plurality of property specialists that provide property-related expertise in connection with the selected real estate property, and wherein a tenant can select one of the property specialists from the information stored on the property management services server to support the lease transaction.

20. (Previously Amended) The system of claim 2, wherein said client computers further comprise a call center client computer operable by a call center agent, and wherein the tenant can select a user operating another one of the client computers by contacting the call center agent.

21. (Previously Presented) The method of claim 6, wherein said owner property characteristics are stored in a plurality of remote databases maintained by one or more third parties.

22. (Previously Presented) The method of claim 6, further comprising the steps of:
storing information for a plurality of deal agents that screen, negotiate, and close property-related transactions; and
selecting, based on the stored information, one of the deal agents via the distributed computer network to support the lease agreement for the matching owner property.

23. (Previously Presented) The method of claim 6, further comprising the steps of:
storing information for a plurality of property specialists that provide property-related expertise in connection with the selected real estate property; and
selecting, based on the stored information, one of the property specialists via the distributed computer network to support the lease agreement for the matching owner property.

24. (Previously Presented) The method of claim 23, wherein each of the property specialists comprises one of a property appraisal specialist, a property engineering specialist, and a property environmental specialist.

25. (Previously Presented) The method of claim 6, further comprising the steps of:
populating a lease agreement based on the tenant's property requirements and the owner property characteristics for the matching owner property; and
presenting the populated lease agreement.

26. (Canceled)

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27. (Currently Amended) A system for enabling a lease transaction for real property in an on-line computing environment, comprising:

- a property management services server, coupled to a distributed computer network, hosting a leasing ~~program~~ software module for enabling the lease transaction, storing information for a plurality of clients, and operable to receive a tenant's property requirements for leasing a real estate property;

- a plurality of remote databases, coupled to said property management services server, each storing real estate property-related data, including property comparables data for a plurality of real estate properties and owner property characteristics for a plurality of owner real estate properties, said remote databases being maintained by one or more third parties; and

- a local database, coupled to said property management services server, storing information for a plurality of site visit agents that support on-site property review and analysis of real estate properties,

- wherein, responsive to receiving the tenant's property requirements by the property management services server, said leasing ~~program~~ software module accesses the owner property characteristics in at least one of said remote databases to identify a matching owner property comprising owner property characteristics that match the tenant's property requirements,

- wherein the matching owner property becomes a subject of the lease transaction,

- wherein said leasing software module populates a lease agreement based on the owner property characteristics; and

- wherein said property management services server is further operable to receive instructions to select, from the information stored in said local database, a site visit agent to perform an on-site property review and analysis of the matching owner property.

28. (Currently Amended) The system of claim 27, further comprising a plurality of client computers, coupled to said property management services server, each operable to input predetermined information about the matching owner property into said leasing ~~program~~ software module in support of the lease transaction for the matching owner property,

~~wherein, responsive to receiving the predetermined information about the matching owner property, said leasing program module accesses the property-related data in at least one of said remote databases to obtain comparables data relevant to the matching owner property, populates a lease agreement based on the predetermined information about the matching owner property, and presents the populated lease agreement and the comparables data.~~

29. (Previously Amended) The system of claim 28, wherein said plurality of client computers comprises at least one of:

a lender client computer operable by a lender to support property financing requirements for the matching owner property;

a site visit agent client computer operable by a site visit agent to support on-site property review and analysis of the matching owner property;

a property specialist client computer operable by a property specialist to provide property-related expertise in connection with the matching owner property; and

a deal agent client computer operable by a deal agent to support screening, negotiating, and closing property-related transactions in connection with the matching owner property.

30. (Previously Presented) The system of claim 27, wherein said local database is further operable to store information about a plurality of deal agents that screen, negotiate, and close property-related transactions, and

wherein said property management services server is further operable to receive instructions to select one of the deal agents from the information stored in the local database to support the lease transaction.

31. (Previously Presented) The system of claim 27, wherein said local database is further operable to store information about a plurality of property specialists that provide property-related expertise in connection with the selected real estate property, and wherein said property management services server is further operable to receive instructions to select one of the property specialists from the information stored on the property management services server to support the lease transaction.

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